

ORDINANCE NO. 6092

ZONING ORDINANCE AMENDMENT 001-13 AND SUBDIVISION ORDINANCE AMENDMENT 001-13: COMMUNITY DEVELOPMENT CODE (REPEAL OF ZONING ORDINANCE VOLUME II)

AN ORDINANCE REPEALING THE TEXT OF THE HILLSBORO ZONING ORDINANCE NO. 1945 "VOLUME II" (SECTIONS 136 THROUGH 143, AS AMENDED) IN ITS ENTIRETY TO ALLOW ADOPTION OF THE COMMUNITY DEVELOPMENT CODE.

WHEREAS, the city's land use regulations are currently contained in four separate documents: Zoning Ordinance Volume I; Zoning Ordinance Volume II; Subdivision Ordinance No. 2808; and the Density Design and Open Space Standards, which were adopted as four separate ordinances, and

WHEREAS, these land use regulations were written over a 49-year period, and are in many areas archaic, contradictory, redundant and unclear, and

WHEREAS, in 2009 the Planning Department therefore initiated the Community Development Code project to update, reformat and consolidate the four sets of land use regulations into a new Community Development Code, and

WHEREAS, the Planning Commission and the Code Advisory Committee (appointed by the City Council) held meetings in 2010-2012 to review drafts of the Code sections and provide direction to the staff, and

WHEREAS, in February 2013 the Planning Commission approved Order No. 8082, initiating amendments to the Zoning Ordinance to update, reformat and consolidate the four sets of land use regulations into a single Community Development Code (CDC), and

WHEREAS, in February 2013 the Citizen Involvement Advisory Committee also approved a "public outreach plan" for the proposed new CDC which included notification of citizen, community and business groups, developers, consultants, and other participants, and directed that the CDC be made available in multiple formats to allow widespread review and comment, and

WHEREAS, the Planning Commission opened the public hearing on the CDC on April 10, 2013, reconvened the public hearing 17 times until June 25, 2014, and also held 19 work sessions in that time period to review the CDC and public comments received, and

WHEREAS, the Planning Commission closed the public hearing on the CDC on June 25, 2014, and adopted Order No. 8118, recommending its approval by the City Council, and

WHEREAS, the City Council considered this matter at its regular meeting on July 15, 2014, and supports the Planning Commission's recommendation, and

WHEREAS, the final adoption and implementation of the new CDC will require that the City Council adopt six ordinances to repeal and replace the existing regulations with the new CDC, and

WHEREAS, the City Council therefore concludes that in order to implement the new Community Development Code it is appropriate to repeal the sections of the Zoning Ordinance regarding light rail zones and the AmberGlen area, which regulations comprise Volume 2 of the Zoning Ordinance.

NOW, THEREFORE, THE CITY OF HILLSBORO ORDAINS AS FOLLOWS:

Section 1. Hillsboro Zoning Ordinance No. 1945 "Volume 2" (sections 136 through 143 as amended) is hereby repealed in its entirety, to allow adoption of the Community Development Code as the land use planning regulations and implementing measures of the City of Hillsboro:

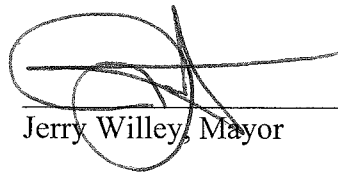
Section 2. The repeal of Hillsboro Zoning Ordinance Volume 2 shall take effect concurrently with the effective date of related ordinances needed to implement the new Community Development Code, as enacted by the City Council.

Section 3. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

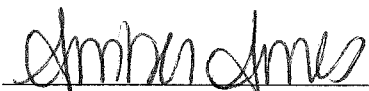
First approval of the Council on this 15th day of July 2014.

Second approval and adoption by the Council on this 5th day of August 2014.

Approved by the Mayor this 5th day of August 2014.



Jerry Willey, Mayor

ATTEST: 

Amber Ames, City Recorder